



**Westcotes Drive, Leicester, LE3 0QS**

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# Property Description

Situated on the leafy Westcotes Drive, this wonderful Victorian home offers the perfect blend of historical charm and modern convenience, located just a short drive from the vibrant centre of Leicester.

Spread over three stories, this spacious residence boasts five generously-sized bedrooms and two well-appointed bathrooms, providing ample space for families and guests alike. As you enter through the front porch, you are greeted by an impressive entrance hallway, setting the tone for the characterful features that await throughout the home.

The ground floor offers two spacious reception rooms, each featuring exquisite coving, beautiful feature fireplaces, and classic wooden floors that enhance the property's timeless appeal. The kitchen/diner is located at the back of the property, providing a welcoming space for family meals and entertaining guests.

Outside, the south-facing rear garden offers a peaceful retreat, perfect for enjoying sunny days and outdoor gatherings. For added convenience, there is permitted on-road parking at the front of the property.

Westcotes Drive is ideally located just a short walk from the City Centre with a wealth of amenities on the doorstep. Alongside this, the area is perfectly tailored for families with multiple schools within a mile radius and a selection of beautiful parks nearby. Despite being close to the centre of the city and within easy access of larger retail parks and commuter links, Westcotes Drive itself is a peaceful and quiet road and perfectly set up for modern family living.





## Key Features

- Three story living
- Multiple spacious reception rooms & multiple bathrooms
- Five well sized bedrooms
- A short drive from Fosse Retail Park featuring a selection of shops and restaurants
- On street permitted parking
- South facing rear garden
- Conveniently located and within walking distance to the City Centre, leisure centres, Western and Braunstone Park and public transport
- High quality finish throughout
- Multiple schools within a mile radius
- Close access to the M1/M69 motorway for those needing to commute

Offers Over  
£350,000

## Accommodation in Detail

The property comprises porch, hallway, lounge with feature open fire, dining room, luxury fitted dining/kitchen. First floor, landing, three double bedrooms, bathroom with four piece suite. Second floor, landing, two further double bedrooms and a shower room. Outside: Attractive south facing rear garden & small garden to front aspect.

### Ground Floor

#### Lounge

13'2" x 13'0" (4.033 x 3.978)

Sash bay window to front elevation, ceiling coving with ceiling rose and picture rail, feature open fireplace with tiled hearth and wood surround, two feature radiators, double doors through to dining room.

#### Dining Room

14'3" x 11'2" (4.34m x 3.40m)

Door and windows to rear elevation, ceiling coving, picture rail, varnished wooden floor, chimney alcove with grate and tiled hearth, radiator.

#### Breakfast Kitchen

21'8" x 10'0" plus bay (6.60m x 3.05m plus bay)

Fitted with a range of wall and base level units with solid oak worktop, integrated fridge and freezer, built in Smeg oven and five ring gas hob, space for dishwasher, washing machine, one and a quarter ceramic style sink and drainer, tiled splashback, solid oak wooden floor, radiator, spotlights to ceiling, feature brick wall, bay window and windows to side aspect, double doors leading out to rear garden.

### First Floor

#### Landing

Radiator, lightwell, doors to bedrooms and family bathroom, stairs to second floor, access to boarded loft space.

#### Bedroom One

15'8" x 13'1" (4.78m x 3.99m)

Sash bay window to front elevation, picture rail, feature radiator, open fireplace with tiled hearth and wood surround, fitted with a range of handmade wardrobes.

#### Bedroom Two

13'8" x 10'2" (4.17m x 3.10m)

Window to rear aspect, original cupboard, radiator, picture rail and feature fireplace with tiled hearth.





### **Bedroom Three**

10'5" x 8'10" (3.18m x 2.69m)

Window to rear aspect, radiator, feature fireplace with tiled hearth and picture rail.

### **Family Bathroom**

10'9" x 6'11" (3.28m x 2.11m)

### **Second Floor**

#### **Landing**

Loft hatch, doors to bedrooms, shower room, built in cupboard and velux window.

### **Bedroom Four**

16'9" max x 8'1" max

Feature fireplace with tiled hearth, window to front aspect, built in cupboard.

### **Bedroom Five**

13'6" x 10'2" (4.11m x 3.10m)

Window to rear elevation, radiator.

### **Shower Room**

Fitted with a three piece suite comprising of shower cubicle, wash hand basin and WC, tiled effect laminate flooring, towel radiator, storage cupboard with sliding glass doors and lightwell.

### **Outside**

To the front of the property is partially paved with black wrought iron railings and gate, steps leading to front entrance door. To the rear is a south facing contemporary style garden with fully walled/fence boundaries, paved patio, lawn area and a useful, brick built outhouse.





# Floorplan



## Ground Floor

Floor Area (Gross Internal) 68.0 sq. m. (732 sq. ft.)  
approx

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## First Floor

Floor Area (Gross Internal) 67.0 sq. m. (721 sq. ft.)  
approx

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## Second Floor

Floor Area (Gross Internal) 43.0 sq. m. (463 sq. ft.)  
approx



EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority  
Leicester (city of)

*All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.  
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.*

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